

CHAPTER 17.68 LIGHT INDUSTRIAL-FREEWAY (I-F) ZONE

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17.68.010 PURPOSE

The Light Industrial-Freeway (I-F) Zone may be cited as the “I-F Zone” and is established along the interstate freeway to provide areas for major commercial uses which are compatible with the freeway and dependent on freeway visibility and access. The I-F Zone will provide areas for a variety of uses to promote economic diversity and stability and provide broad employment opportunities. Developments in the I-F Zone should be generally up-scale with attention given to coordination of traffic circulation and building placement. High architectural standards will maintain an appropriate introduction and gateway image for the City. The I-F Zone should provide a pleasing and functional environment which represents the quality of life in South Jordan but also enhances the commercial tax base of the City.

17.68.020 PERMITTED USES

The following uses may be conducted in the I-F Zone.

Research and development, associated light manufacturing
Computer software, entertainment media production
General distribution and warehousing
Manufacturing, processing and/or distribution of the following:
 Furniture, appliances and home furnishings
 Textiles, sewing supplies, apparel and footwear
 Sporting and outdoor goods, toys
 Household products
 Pharmaceuticals

- Medical, health and beauty products
- Food and nonalcoholic beverages
- Scientific and controlling instruments, optical goods
- Electronic and communication equipment

Retailing

- Shopping centers and malls containing only allowed uses
- Furniture, electronics, appliances and home furnishings
- Home improvement and hardware
- Household goods
- Sporting goods, toys
- Health, medical and beauty products; prescription drugs
- Textiles, sewing supplies, apparel, footwear
- Auto and equipment parts, no service
- Department, food and discount stores
- Books, art and drafting supplies, videos, media, photography, copies, office supplies, stationery
- Hobbies and crafts
- Specialty retail shops
- Miscellaneous retail sales

General office and clerical uses

Personal and business services

- Hotels, motels
- Banks, credit unions, financial institutions
- Real estate, insurance, tax and other professional services
- Restaurants, eating establishments
- Theaters, concert halls
- Beauty and fitness centers

17.68.030 CONDITIONAL USES

A conditional use permit may be issued for the following uses in the I-F Zone.

Printing and publishing

Manufacturing, processing and/or distribution of the following items and those not listed elsewhere:

- Metal products
- Chemical products
- Wood products
- Agricultural products
- Rubber and plastic products
- Paper, cardboard and packaging products

Retailing

- Agricultural products
- Lumber, building material and landscaping sales yards
- Automobile sales, new and ancillary used
- Automobile sales, used; minimum 8,000 square foot building required
- Gas stations, convenience stores
- Second-hand goods retailing
- Recreational vehicle and boat sales, new and ancillary used
- Fast food with no eating accommodations

Personal and business services

- Catering, food services
- Laundry
- Building and maintenance services
- Coating, plating, engraving
- Public facilities
- Medical, health or dental services
- Drive-through facilities for allowed uses
- Convention, arena, reception and assembly facilities
- Nature or zoological exhibits
- Cultural exhibits and activities
- Golf courses and ranges
- Parks
- Entertainment, amusement and recreational activities
- Equipment and appliance light repairs and service enclosed within a building
- Automotive services enclosed within a building including lube, tune-up, automatic wash, inspection, tires, mufflers, minor repairs
- Educational and training activities
- Group day care center
- Bed and breakfast inn

17.68.040 USE REGULATIONS

Uses may be conducted in I-F Zones only in accordance with the following regulations.

1. Only allowed permitted, conditional or accessory uses as set forth in this Chapter may be conducted in I-F Zones. A conditional use permit must be obtained prior to the establishment of a conditional use. Sexually oriented businesses are prohibited in I-F Zones. Uses which are primarily non-retail in nature (more than 40% of sales are non-taxable) may not occupy more than 40% of the total floor area of non-anchor stores in a shopping center or mall (including pads) or occupy an in-line shop space greater than 4000 square feet of floor area in said shopping center or mall. An anchor store shall be any single shop space greater than 20,000 square feet in floor area.

2. All uses in I-F Zones shall be conducted within completely enclosed buildings, unless otherwise allowed in this Chapter, except those temporary uses customarily conducted in the outdoors including Christmas tree lots, fireworks stands and parking lot sales associated with an approved use on the property. Parking lot sales may be conducted up to four one-week periods per year.
3. Accessory uses and buildings are permitted in I-F Zones only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, parking lots and terraces, properly screened utility and loading areas and other buildings and activities which are incidental and subordinate to the principal permitted or conditional use on the premises.
4. There shall be no open storage of trash, debris, used, wrecked or neglected materials, equipment or vehicles in I-F Zones. No commercial materials, goods or inventory may be stored in open areas in I-F Zones except for temporary display items which are removed daily and which may be located only on private property no closer than 10 feet from any public right-of-way. No more than 12 small party balloons and 6 weatherproof placards, each not exceeding 2 feet square, per business may be attached to the displays and shall be removed daily with the displays. All other signs and devices are prohibited. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in screened areas approved for such purpose with site plan review.
5. No vehicle, boat or trailer or part(s) thereof which is in a wrecked, junked, dismantled inoperative or abandoned condition, attended or not, may be parked or stored in I-F Zones for longer than 72 hours unless stored within a completely enclosed building.
6. No commercial vehicles such as earthmoving or material handling equipment, semi-trucks or trailers or any commercial truck, trailer or vehicle may be stored in I-F Zones for longer than 72 hours except if for sale in an approved sales lot or unless in conjunction with an approved use or approved development or construction activities on the property.
7. Utility trailers and recreational vehicles such as motor homes, travel trailers, water craft, campers and all-terrain vehicles, may not be stored in any area in I-F Zones except those allowed in conjunction with a permitted or conditional use on the premises.

17.68.050 DEVELOPMENT REVIEW

All uses proposed in I-F Zones may only be established in conformance with development review procedures of the City. Applicants shall follow the procedures and requirements of the South Jordan Municipal Code regarding development review in the preparation and review of development proposals in I-F Zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the City except as allowed under State law. Condominiums may be approved in accordance with State law and City ordinances.

17.68.060 LOT WIDTH AND FRONTAGE

No minimum lot width is required for lots in the I-F Zone except for the initial lot of a development which shall have a minimum width of 150 feet measured at the minimum front yard setback at a point which corresponds to the midpoint of the front lot line. The initial lot shall abut the right-of-way line of a public street a minimum distance of 150 feet. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.

17.68.070 AREA REQUIREMENTS

The following area requirements shall apply in the I-F Zone.

1. Minimum zone area. The minimum area of an I-F Zone shall be 5 acres.
2. Minimum project area. "Project" shall be defined as any development in I-F Zones for which preliminary plat or site plan approval has been proposed or granted. The minimum area of any project in the I-F Zone shall be 5 acres.
3. Minimum lot area. There shall be no minimum lot area in I-F Zones.

17.68.080 PRIOR CREATED LOTS

Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of an I-F Zone shall be brought into conformance with the requirements of this Chapter prior to development.

17.68.090 YARD REQUIREMENTS

The following yard requirements shall apply on lots in I-F Zones.

1. Front yard, interior and corner lots. The minimum landscaped front yard for lots in I-F Zones shall be 20 feet.
2. Side yard, interior lots. No minimum side yard is required adjacent to non-residential or non-agricultural zones. The minimum side yard for lots adjacent to residential or agricultural zones shall be 30 feet, of which at least 10 feet adjacent to the property line shall be landscaped.
3. Side yard, corner lots. The minimum landscaped street side yard for corner lots in I-F Zones shall be 20 feet.
4. Rear yard. No minimum rear yard is required adjacent to non-residential or non-agricultural zones. The minimum rear yard for lots adjacent to residential or agricultural zones shall be 30 feet, of which at least 10 feet adjacent to the property line shall be landscaped.
5. All buildings in I-F Zones shall be separated by a minimum distance of 20 feet.

17.68.100 PROJECTIONS INTO YARDS

The following may be erected on or projected into any required yard space in I-F Zones.

1. Fences and walls in conformance with City Codes and Ordinances.
2. Flag poles not exceeding 35' high.
3. Landscape elements including trees, shrubs and other plants.
4. Utility or irrigation equipment or facilities.
5. Decks not more than 2 feet in height.
6. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to the building extending not more than 2 feet into a side yard or 4 feet into a front or rear yard.
7. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building not exceeding 8 feet wide and extending not more than 2 feet into a side yard or 4 feet into a front or rear yard.

17.68.110 PARKING AND ACCESS

Parking areas and access in I-F Zones shall meet requirements of Chapter 16.26 of the South Jordan Municipal Code.

17.68.120 FENCING, SCREENING AND CLEAR VISION

The following fencing, screening and clear vision requirements shall apply in I-F Zones.

1. All mechanical equipment, antennas (where possible), loading and utility areas and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings.
2. The boundary of an I-F Zone which is not in or adjacent to a street and which is adjacent to a residential or agricultural zone shall be fenced with a 6 foot, decorative pre-cast concrete panel or masonry fence as determined with development approval. Six foot solid vinyl boundary fencing may be allowed in unusual circumstances such as adjacent to property which is master planned for non-residential uses. A higher fence may be required or allowed in unusual circumstances. A building permit is required for fences and walls over 6 feet high. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
3. No wall, fence or screening material shall be erected between a street and a front or street side building line in I-F Zones except as required in #1 above.
4. Landscape materials, except for mature trees which are pruned at least 6 feet above the ground, shall not exceed 2 feet in height within a 10 foot triangular area formed by the edge of a driveway and a street right-of-way line or within a 30 foot triangular area formed by the right-of-way lines of intersecting streets.

17.68.130 ARCHITECTURAL STANDARDS

The following architectural standards are required in I-F Zones.

1. Architectural drawings and elevations, exterior materials and colors of all buildings shall be submitted in conjunction with site plan review. In projects containing multiple buildings, a design book containing architectural theme, features, exterior materials and colors governing the entire project shall be submitted.
2. All building materials shall be high quality, durable and low maintenance.
3. Exterior walls of buildings, in excess of 60 feet in length, shall have relief features at least 4" deep at planned intervals. All sides of buildings shall receive design consideration.
4. Signs shall meet requirements of Chapter 16.36 of the Municipal Code and shall be constructed of materials which complement the buildings which they identify.
5. No maximum building height is required in the I-F Zones.
6. The exteriors of buildings in the I-F Zones shall be properly maintained by the owners.

17.68.140 LANDSCAPING REQUIREMENTS

The following landscaping requirements and standards shall apply in the I-F Zone.

1. The front, side and rear yards of lots in I-F Zones, as described in Section 17.68.090, shall be landscaped and properly maintained with grass, trees and other plant material.
2. All areas of lots in I-F Zones not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
3. A minimum of one tree per 500 square feet, or part thereof, of required landscaped yard areas is required in I-F Zones in addition to other trees required in this section. A minimum of 30% of required yard area trees shall be minimum 7' evergreens. Deciduous trees shall be minimum 2" caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
4. All collector street and other public and private park strips in I-F Zones shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval.
5. Trees may not be topped nor may any landscape material be removed in I-F Zones without City approval. Any dead plant material shall be replaced in accordance with the requirements of this Chapter and the conditions of site plan or plat approval.

6. The following landscaping requirements shall apply in paved areas in I-F Zones.
 - a) Curbed planters with 2" or larger caliper shade trees and grass, shrubs or groundcover shall be installed at the ends of parking rows. Planters shall be at least 5' wide.
 - b) Shade trees shall be planted between double parking rows at minimum intervals of 6 stalls and along single parking rows at minimum intervals of 3 stalls and no farther than 6' from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
 - c) All landscaped areas adjacent to parking areas shall be curbed.
7. A minimum 20' wide landscaped planter shall be required along the freeway right-of-way on lots in the I-F Zone which adjoin the freeway right-of-way. This area may be counted toward any minimum yard area that would otherwise be required adjacent to the freeway right-of-way. These areas shall be planted with grass, trees and other plant materials.
8. Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
9. All required landscaping in I-F Zones shall be installed (or escrowed due to season) prior to occupancy.
10. All landscaped areas, including adjoining public right-of-way areas, shall be properly irrigated and maintained by the owners.

17.68.150 LIGHTING

The following lighting requirements shall apply in I-F Zones.

1. A lighting plan shall be submitted with all new developments in I-F Zones. Site lighting shall be shielded to prevent glare on adjacent properties.
2. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
3. Lighting fixtures on public property shall be architectural grade. A single street light design, approved by the City Engineer, will be used on the same street.

17.68.160 OTHER REQUIREMENTS

The following provisions shall apply in I-F Zones.

1. Private covenants. The developer of a condominium project in an I-F Zone shall submit a proposed declaration of covenants to the City Attorney for review, including an opinion of legal counsel licensed to practice law in Utah that the condominium meets requirements of Utah State law, and record the covenants with the condominium plat for the project.
2. All development sites in I-F Zones shall be graded according to the City's engineering and building requirements to provide adequate drainage. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
3. All private areas in developments shall be properly maintained by the owners.
4. Buildings may not be located within a public easement.
5. A project phasing plan shall be submitted for review at the time of preliminary plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.